

MEMORANDUM
City of Concord Planning Division

To: *Planning Board*

From: Stephen L. Henninger, Asst. City Planner

Date: 9/30/10

Subject: Detailed Comparison Table – Subdivision Regulations

Overview

The attached table is intended to assist the Board and the public to understand the changes proposed in the new subdivision regulations. The table is organized based on sections and chapters in the proposed subdivision regulations now under consideration by the Planning Board.

The existing comparable sections are from the existing subdivision regulations. Some sections are taken from the Planning Board bylaws or have no direct relationship to the existing subdivision regulations. The existing sections noted as being comparable may not be complete but the sections listed are the sections most directly comparable.

This is the first draft and suggestions are welcomed on both the layout and content. For the next meeting we will be expanding the tables to include Chapter 4 Design Standards.

Chapter 1 Authority and Purpose

New Section	Title	Existing Comparable Sections	Modifications
Section 1	Authority	1.01, 1.02	<ul style="list-style-type: none">• Recognized condominiums
Section 2	Policy	2.01, 2.02, 2.03	<ul style="list-style-type: none">• Minimal changes
Section 3	Purposes	3.01 through 3.11	<ul style="list-style-type: none">• Expanded purpose statements• Minor updates
Section 4	Jurisdiction	4.01, 4.02, 4.03	<ul style="list-style-type: none">• Minor updates• Added reference to resubdivisions and minor lot line adjustments
Section 5	Adoption	Section 5	<ul style="list-style-type: none">• Minor update

Chapter 2 Application Procedures Sections 6, 7 and 8

New Section	Title	Existing Comparable Sections	Modifications
Section 6.01	General Procedures	7.01, 7.02	<ul style="list-style-type: none"> • Reorganized • Added reference to Zoning Ordinance, CUP, Special Investigative Studies, and Third Party Review
Section 6.02	Classification of Subdivisions	7.01	<ul style="list-style-type: none"> • Reorganized • Condominium conversions addressed • Added voluntary mergers
Section 6.03	Application Stages	7.01	<ul style="list-style-type: none"> • Revised to comply with changes in state law • Sketch Plan becomes Design Review phase • Preliminary subdivision phase eliminated for major subdivisions • Comprehensive Development Plan added to align with Zoning •
Section 6.04	Revocation of Planning Board Approval	None	<ul style="list-style-type: none"> • Revised to comply with changes in state law.
Section 6.05	Tabled or Postponed Applications	None	<ul style="list-style-type: none"> • Allows sunset for tabled and abandoned applications
Section 7	Preliminary Conceptual Consultation Phase	7.03(2)	<ul style="list-style-type: none"> • Reorganized • Revised to comply with changes in state law
Section 8	Design Review Phase	7.03(3)	<ul style="list-style-type: none"> • Reorganized • Revised to comply with changes in state law • Added determination of completeness

Chapter 2 Application Procedures Sections 9, 10 and 11

New Section	Title	Existing Comparable Sections	Modifications
Section 9	Minor Subdivision Procedure	7.02	<ul style="list-style-type: none"> • Reorganized • Allows sunset for tabled and abandoned applications
Section 10	Major Subdivision Procedures	7.03	<ul style="list-style-type: none"> • Reorganized • Eliminates preliminary subdivision phase

New Section	Title	Existing Comparable Sections	Modifications
			<ul style="list-style-type: none"> • Incorporates provisions for Development of Regional Impact (DRI) • Clarifies phased approvals • Sketch plan becomes Design Review Phase • Allows sunset for tabled and abandoned applications
Section 11	Voluntary Merger	7A - 1997 Amendment	<ul style="list-style-type: none"> • Incorporated in main body for first time

Chapter 3 Application Requirements

New Section	Title	Existing Comparable Sections	Modifications
Section 12	General Requirements	8.01	<ul style="list-style-type: none"> • Reorganized • Consistent with current application checklists • Adds electronic submission of final plans • Adds wetland delineations • Minor additions • Adds vicinity plan to supplement location plan
Section 13	General Requirements for Documentation	8.01	<ul style="list-style-type: none"> • Reorganized • Updated and expanded • Split into two sub-sections: Documentation required with the application and Documentation required prior to recording • Consistent with current application checklists
Section 14	Application Requirements for Preliminary Conceptual Consultation Phase and Design Review Phase	8.02	<ul style="list-style-type: none"> • Adds application requirements for Preliminary Consultation Phase • Updated application requirements for Design Review Phase (sketch plan)
Section 15	Application Requirements for Minor Subdivisions	8.03	<ul style="list-style-type: none"> • Reorganized • Consistent with current application checklists • Adds new state requirement to add Board conditions to recorded plat.
Section 16	Application Requirements for Major Subdivisions	8.04	<ul style="list-style-type: none"> • Reorganized • Consistent with current application checklists

New Section	Title	Existing Comparable Sections	Modifications
			<ul style="list-style-type: none"> Adds new state requirement to add Board conditions to plat Organizes construction plans (improvement plans) as second drawing set
Section 17	Special Provisions for Condominium Subdivisions	None	<ul style="list-style-type: none"> Created to conform with current practice and state law Accounts for both building and land units Addresses common facilities Addresses City policies on water metering and services Addresses condominium documents.
Section 18	Special Provisions for Comprehensive Development Plans	None	<ul style="list-style-type: none"> Creates conformity with Zoning provisions Established application requirements Establishes review standards Clarifies process and procedures

Chapter 4 Design Standards

New Section	Title	Existing Comparable Sections	Modifications
Section 19	General Requirements	9.01, 9.02, 9.03	<ul style="list-style-type: none"> Reorganized Updated specification references Updated design standards for lots to reflect current practice
Section 20	Street Layout and Access Standards	9.04	<ul style="list-style-type: none"> Reorganized Updated language to reflect current practices Coordinated with Zoning Expanded and clarified standards for common private drives Revised and consolidated driveway standards for single family residential drives Created standards for three levels of common private drive where only a single standard is currently applied. Incorporated connectivity for street network and interconnected drives on arterial and collector streets Added Y turnaround for small common drives

New Section	Title	Existing Comparable Sections	Modifications
Section 21	Design Standards for Streets	9.04	<ul style="list-style-type: none"> • Reorganized • Updated language to reflect current practices • Coordinated with Zoning • Created Low Density Rural Street with standards & cross section with 22' pavement section • Created Rural Collector with standards & cross section • Created Non-residential/Mixed Use Street with standards & cross section • Replaced collector road standards with Arterial and Collector Street standards & cross section • Incorporated standards and details for Roundabouts • Reduced the exterior diameter of cul-de-sacs from 160' (ROW) to 120' (ROW), island diameter reduced from 98' to 48', pavement diameter reduced from 150' to 100'.
Section 22	Sidewalks, Multi-use Paths and Trails	9.06	<ul style="list-style-type: none"> • Reorganized • Consistent with current practice • Included standards for trails, bikeways and multi-use paths
Section 23	Storm Water Management	9.07	<ul style="list-style-type: none"> • Complete rewrite • Includes standards for flood hazard protection • Includes standards for storm water quality management, ground water recharge and infiltration • Includes standards for storm water quality treatment • Recognizes changes in state law and regulation (AOT) • Creates separate requirements for significant impact subdivisions and minor impact subdivisions • Address drainage in private developments
Section 24	Water Supply	9.08	<ul style="list-style-type: none"> • Reorganized • Minor changes • Established minimum domestic and fire flows and pressures
Section 25	Sanitary Sewage Disposal	9.09	<ul style="list-style-type: none"> • Reorganized • Minor changes
Section 26	Non-municipal Utilities	9.10	<ul style="list-style-type: none"> • Minor changes
Section 27	Conservation Land,	9.11	<ul style="list-style-type: none"> • Reorganized

New Section	Title	Existing Comparable Sections	Modifications
	Parks, Open Space, and Sites for Other Public Uses		<ul style="list-style-type: none"> • Minor changes • Include standards for open space and conservation easements
Section 28	Landscaping and Erosion Control	9.12	<ul style="list-style-type: none"> • Complete rewrite • Included design standards for street trees and cul-de-sac plantings • Included standards for erosion control • Add site stabilization guarantee
Section 29	Fire Protection	9.14	<ul style="list-style-type: none"> • Complete rewrite • Fire lane requirements and fire access being relocated to site plan review regulations • Added residential sprinklers in rural areas (adopted 5/19/2010) • Established standards for gates for emergency access

Chapter 5 Administration and Enforcement

New Section	Title	Existing Comparable Sections	Modifications
Section 30	Financial Guarantees	10.01, 10.02	<ul style="list-style-type: none"> • Reorganized • Added site restoration security • 2 year maintenance guarantee • Includes financial guarantee for private common facilities
Section 31	Completion and Maintenance of Improvements	10.01, 10.02, 10.03, 10.04, 10.05, 10.06	<ul style="list-style-type: none"> • Reorganized • Added conditional public improvement acceptance by City Council • Added final public improvement acceptance by City Engineer • Established joint public/private requirements for interim maintenance
Section 32	Special Investigative Studies – third party Review	Planning Board By-laws	<ul style="list-style-type: none"> • Revised to comply with changes in state law • Minor updates
Section 33	Traffic Impacts and Traffic Studies	Planning Board By-laws	<ul style="list-style-type: none"> • Minor updates Coordinated with traffic impact fee ordinance
Section 34	Conditional Use Permits	None	<ul style="list-style-type: none"> • Added application requirements • Added provisions for determination of completeness • Coordinated with Zoning Ordinance

New Section	Title	Existing Comparable Sections	Modifications
Section 35	Administration and Enforcement	11.01, 11.02, 11.03, 11.04, 11.05, 11.06	<ul style="list-style-type: none">• Reorganized• Revised to comply with changes in state law• Waiver requirements updated based on recent changes in NH law• Added general language for notices, hearings, and decisions• Clarifies minor and major amendments to approved plans• Allows minor amendments to be approved by Clerk• Incorporates scattered and premature development language